



Coweta County Board of Commissioners

22 East Broad Street
Newnan, GA 30263
www.coweta.ga.us

Public Hearing/Regular Meeting Session

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

December 5, 2024

6:00 PM

Commission Chambers
37 Perry Street
Newnan, GA 30263

Coweta County Board of Commissioners

Roll Call/Call to Order

Attendee Name	Title	Status
John Reidelbach	District 4 - Chairman	Present
Bill McKenzie	District 2 - Vice Chairman	Present
Paul Poole	District 1	Present
Bob Blackburn	District 3	Present
Alphonso Smith	District 5	Present
Michael Fouts	County Administrator	Present
Kelly Mickle	Assistant County Administrator	Present
Sandy Wisenbaker	Assistant County Administrator	Present
Tod Handley	Public Works Administrator	Present
Nathan Lee	County Attorney	Present
Fran Collins	Deputy County Clerk	Present

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Thursday, December 5, 2024.

Meeting Called to Order

Chairman Reidelbach called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Chairman Reidelbach led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman Reidelbach explained that the rules governing the meeting could be found on the County's website as well as on the table located in the lobby outside the meeting room.

Regular Session

Motion To: **Approve**

The Board voted to amend the agenda to remove item # 12 "Request Adoption of the Public Transit Agency Safety Plan (PTASP)" as requested by staff.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Paul Poole

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Approval of Minutes

1. Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on November 19, 2024

Motion to: **Approve**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, November 19, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Consent Agenda

2. Confirm Execution of a Proclamation Designating "Wreaths Across America Day" in Coweta County

Motion to: **Confirm**

The Board voted to confirm execution of a proclamation designating December 14, 2024, as "Wreaths Across America Day" in Coweta County.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Alphonso Smith

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Chairman Reidelbach announced that a wreath laying ceremony to honor the service and sacrifice of veterans will take place on Saturday, December 14, 2024, at 10:00 a.m. at Oak Hill Cemetery in Newnan and encouraged the public to attend. Following the ceremony, attendees will have the opportunity to assist in laying wreaths on veterans' graves.

3. Confirm Providing Assistance to the City of Palmetto with a Message Board

Motion to: **Confirm**

The Board voted to confirm providing assistance to the City of Palmetto with the use of a County message board during the City's Christmas parade.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: John Reidelbach

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Administrator Fouts explained that Public Works staff placed the message board within the County's jurisdiction on US 29 north just outside of the City limits.

Supplemental and Non-Agenda Items

There were no Supplemental or Non-Agenda items to be added for discussion.

Public Hearing (The Chairman will call for any comments regarding the following items after each item is presented)

4. Public Hearing Regarding the Addition of Distilled Spirits to an Existing Consumption Beer and Wine License Held by Anthony Adams in Operation of Danthony's Grill & Bar Located at 89 Herring Road, Newnan - District 3

Business License Associate Joy Thompson explained that Mr. Anthony Adams, license representative and owner of Danthony's Grill & Bar, located at 89 Herring Road, Newnan (Parcel # 085-5108-031), has submitted an application to reinstate the distilled spirits component of its alcohol license for 2025. If approved, distilled spirits will be added to the current beer and wine consumption license held by the establishment. She noted that

Danthony's Grill & Bar has maintained an active alcohol license for the past 12 months and a certificate from a Georgia registered land surveyor is not required, as per *Section 6-46* of the *Coweta County Code of Ordinances*. She further explained that Danthony's Grill & Bar has held a full alcohol license (including distilled spirits) since 2005, but in 2022, the establishment voluntarily removed distilled spirits from its alcohol license. The applicant representative is now requesting to reinstate it, and there will be no other operational changes at the location, ensuring that the service and compliance remain consistent. The Business and Alcohol License Division has reviewed the application, confirmed that it is complete, and meets all legal and regulatory requirements. In closing, she explained that the required background checks (GCIC) and fingerprint reports (GBI) for Mr. Adams were successfully completed verifying his eligibility and compliance with the *Alcohol Ordinance*. In closing, she recommended that the Board consider the application in accordance with the standards provided in *Section 6-54* of the *Coweta County Code of Ordinances*, subject to the following factors:

1. If the license representative or any individual listed on the application or partner has ever violated any federal, state, or county law or regulation regarding alcoholic beverages and illegal drugs, their sale, consumption, distribution or manufacture.
2. The manner in which the license representative or any individual listed on the application or partner has conducted any business within the county as to the necessity for unusual law enforcement observation and inspection in order to prevent the violation of any law, regulation or ordinance or as to the necessity for county action to compel the applicant's and/or licensee's adherence to any county law, regulation or ordinance;
3. The location for which the license is sought as to traffic congestion, public safety, the general character of the neighborhood and the effect of such an operation on surrounding property values; and
4. Whether the license representative or any individual listed on the application or partner has ever had an alcoholic beverage or business license suspended or revoked by the state or any political subdivision thereof.

The applicant was present but declined an opportunity to address the Board.

Chairman Reidelbach called for any comments in support of or in opposition to the proposed addition of distilled spirits to the existing beer and wine consumption license. There were none.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding the addition of distilled spirits to an existing beer and wine consumption license held by Mr. Anthony Adams, license

representative and owner of Danthony's Grill & Bar, located at 89 Herring Road, Newnan (Parcel # 085-5108-031).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Motion to: **Grant**

The Board voted to grant the addition of distilled spirits to an existing beer and wine consumption license held by Mr. Anthony Adams, license representative and owner of Danthony's Grill & Bar, located at 89 Herring Road, Newnan (Parcel # 085-5108-031).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Paul Poole

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Regular Session

Public Comments Regarding Items On the Agenda - This is also time for anyone that wishes to address the Board regarding cases heard at the Public Hearing conducted by the Board of Zoning Appeals.

Chairman Reidelbach called for comments regarding any items on the agenda. There were none.

Unfinished Business

5. Request Appointments to Various Boards/Authorities

Motion to: **Approve**

The Board voted to take the following actions regarding appointments to various boards and authorities:

- Appoint Mr. Justin Halford to serve as the 4th District representative to the Coweta County Board of Elections and Registration for the term beginning January 1, 2025, and expiring December 31, 2028.
- Reappoint Mr. Lee Moody to serve as the 3rd District representative to the Newnan-Coweta County Airport Authority for the term beginning January 1, 2025,

and expiring December 31, 2028.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Paul Poole

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

New Business

Bids and Contracts

6. Request Approval/Execution of Agreements Associated with Court Reporting Services for State Court

Assistant County Administrator Sandy Wisenbaker explained that Angie Pylant & Associates, Certified Court Reporters, currently provide court reporting services for the Coweta County State Court. Ms. Pylant notified Administration staff on September 26, 2024, that she would be retiring and consequently terminating her contract to provide court reporting services effective December 31, 2024. Ms. Linda Mullinix, Ms. Kim Smith, and Ms. Genean Womble, who currently work for Ms. Pylant, have requested to continue to provide court reporting services for the State Court of Coweta County. The Coweta County State Court currently has three (3) judges with individual calendars that require coverage by a court reporter. The proposed individual agreements with Ms. Mullinix, Ms. Smith, and Ms. Womble include terms and compensation. As defined in the agreements, the reporters will be provided with an office space in the Justice Center, but will otherwise be responsible for all their expenses.

Motion to: **Execute**

The Board voted to execute agreements with Ms. Linda Mullinix, Ms. Kim Smith, and Ms. Genean Womble for purposes of providing court reporting services for the Coweta County State Court effective January 1, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Paul Poole

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Administrator Fouts recognized Ms. Angie Pylant for serving the community for 35+ years as the Court Reporter in State Court and explained that most of her term was served

under Judge John Herbert Cranford. He expressed appreciation for the great job and service Ms. Pylant provided and noted that she will be missed.

7. Request to Obligate American Rescue Plan Act (ARPA) Funds for Ongoing ARPA Projects

Assistant County Administrator Mickle explained that previously Coweta County elected to spend American Rescue Plan Act (ARPA) funds for two (2) eligible uses with ongoing costs that do not require a contract or purchase order. First, for the salaries, benefits, supplies, and contracted services for the Coweta Cares program, and second, to address backlog case usage fees that are paid to a third-party vendor for an online application that allows certain traffic violations to be settled without a court appearance. ARPA requires that all funds be obligated by December 31, 2024. Staff is requesting that the Board approve usage of funds for these two (2) purposes through December 31, 2026 or until the amount allocated is depleted, whichever occurs first.

Motion to: **Approve**

The Board voted to obligate American Rescue Plan Act (ARPA) funds for the Coweta Cares Program and for payment of online traffic court usage fees through December 31, 2026 or until the amount allocated is depleted, whichever occurs first.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bill McKenzie

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

In response to a question from Commissioner Smith, Assistant Administrator Mickle explained that at this time there is not an opportunity to add more projects to the ARPA fund list because the funds have to be obligated by the end of December 2024. Staff has planned to ask the Board to obligate any remaining ARPA funds (approximately \$5 million) at the December 17, 2024 Commission meeting towards a contract to construct Fire Station # 5.

Administrator Fouts clarified that the purpose of the expansion is primarily related to EMS. EMS currently operates dual units out of the Fire Rescue headquarters. The goal is to place a medic unit on the west side of the city and it is one of the eligible criteria for ARPA funds.

8. Request Approval/Execution of the First Amendment to an Intergovernmental Agreement with Pathways Center Associated with Coweta Cares

Administrator Fouts explained that at the June 21, 2022 Commission meeting, the Board voted to execute an Intergovernmental Agreement (IGA) with Pathways Center (Pathways Community Service Board) to expand the Coweta Cares program using American Rescue Plan Act (ARPA) funds. The IGA contemplates using ARPA funds for this program through

December 31, 2024. Based on the success of the program and available ARPA funding, staff is requesting that the Board approve an amendment to the term of the IGA to the earlier of when the obligated ARPA funds are depleted or December 31, 2026. The goal is to operate the Coweta Cares unit 24 hours a day, 7 days a week (12-hour shifts), which would require four (4) shifts. Currently, the County only operates one (1) 12-hour shift because of staffing challenges for Pathways and for Fire Rescue.

Motion to: **Execute**

The Board voted to execute the First Amendment to an Intergovernmental Agreement (IGA) with the Pathways Center Community Service Board associated with the Coweta Cares program.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Paul Poole

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

9. Request Approval/Execution of a Revised Construction Agreement with CSX Railroad Associated with Phase 1 of the Madras Connector (RB13.9) - District 3

Public Works Administrator Handley explained that the first phase of the Madras Connector project includes the construction of a bridge over CSX railroad that will replace the existing at-grade crossing of Herring Road and the railroad. Since the bridge will require construction within and above the CSX railroad right-of-way (ROW), a construction agreement with the railroad is required. The agreement stipulates the work that is allowed, the advance notice requirements, the insurance requirements, the inspection and monitoring that are to be performed by CSX personnel/contractors, and the estimated costs of the monitoring and inspection that the County is required to pay to the Railroad, which totals \$398,288. The first version of this agreement was approved by the Board on March 26, 2024. However, the original agreement did not include the provision that requires the railroad to reimburse the County for a portion of the construction costs. Federal regulations require that Railroads reimburse government agencies 5% of the costs that are incurred by the agency to replace existing at-grade railroad crossings with grade-separated crossings. Based upon the estimated costs of the bridge and approaches that will be constructed, the Railroad's required 5% contribution will be \$239,036. The agreement results in a County obligation of \$159,252 to CSX for the project.

Motion to: **Execute**

The Board voted to execute a revised Construction Agreement with CSX Railroad resulting in a County obligation of \$159,252 (SPLOST) associated with Phase 1 of the Madras Connector Project (RB13.9).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Bill McKenzie

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

10. Request Approval/Execution of a Service Agreement with Siemens Associated with a Software Upgrade

Assistant County Administrator Mickle explained that the building automation system (BAS) software that is used by the County across multiple facilities is currently several versions behind and needs to be upgraded. The County currently utilizes Siemens proprietary system but does not have a maintenance service agreement with Siemens. In order to accomplish the necessary software upgrades, Siemens has proposed that the County enter into a service agreement at an annual cost of \$19,962. Staff proposes to enter into this agreement, perform the upgrades, and then evaluate the software prior to the end of the term of the agreement to determine whether it is cost-effective to continue the annual maintenance agreement for future years.

Motion to: **Execute**

The Board voted to execute a Service Agreement with Siemens for an annual amount of \$19,962.00 associated with software upgrades for the building automation system (BAS) on county-wide HVAC systems.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Paul Poole

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

11. Request Approval of a Budget Amendment Associated with Server Replacements at the Coweta County Jail

Assistant County Administrator Mickle explained that recently a server at the Jail that stores the camera security footage failed, causing 30 to 40 critical security cameras to go down temporarily. Staff was able to reprogram cameras and get back live using one of the servers that was upgraded during the last budget cycle. This is a very short-term fix because it decreases the amount of video storage and will not meet requirements. The server that failed, along with one other existing server, was installed in 2010. The second server is also at risk of failure because of age; therefore, staff proposes to replace both servers. Staff solicited quotes from three (3) vendors, and received two (2) responses with EMC Security submitting the lowest bid totaling \$69,500. Because the server replacements were not included in the Fiscal Year 2025 budget, a budget amendment is required.

Motion to: **Approve**

The Board voted to approve a budget amendment in the amount of \$69,500.00 to purchase two (2) servers from EMC Security (lowest bidder) to be utilized at the Coweta County Jail.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Paul Poole

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Additional Action Items

12. Request Adoption of the Public Transit Agency Safety Plan (PTASP)

The Board previously voted to amend the agenda to remove item # 12 "Request Adoption of the Public Transit Agency Safety Plan (PTASP)" as requested by staff.

13. Request to Set a Public Hearing on January 9, 2025 Regarding the Rules Governing Commission Meetings

Chairman Reidelbach explained that he would like to set a Public Hearing regarding the rules governing Commission meetings on Thursday, January 23, 2025 (instead of January 9, 2025) in order to give Commissioner-Elect Jeff Fisher an opportunity to be involved.

Motion to: **Set a Public Hearing**

The Board voted to set a Public Hearing on Thursday, January 23, 2025 at 6:00 p.m. regarding the rules governing Commission meetings.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bill McKenzie

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Supplemental and Non-Agenda Items

There were no Supplemental or Non-Agenda items to be added for discussion.

Public Comments Regarding Items Not on the Agenda – This section is for any public comments regarding items NOT on the agenda. Each speaker (up to 10) will be afforded a maximum of three (3) minutes and will be respectfully heard by the Board without public display or approval/disapproval from the audience.

The Board will not engage with the speaker during his/her comments. The Board will listen to any questions or comments and take them into consideration.

Chairman Reidelbach called for comments regarding any items not on the agenda.

For ease of transcription, the speakers below are not in order of appearance, but in order of topic.

Mr. Lee Mesidor, Ayles Way, Fayetteville, explained that he and his wife own an event facility in Avondale Estates in DeKalb County and are looking to expand into Coweta County. They signed a lease agreement for property located at 55 Mayo Royal Industrial Drive, Newnan with the intent of holding wedding parties, birthday parties, and milestone life event celebrations. The issue is that Chapter 6. *Alcoholic Beverages* of the *Coweta County Code of Ordinances* requires a licensed third-party caterer in order to serve alcohol at special events. The cost for the third-party caterer is prohibitive and he requested that the Board amend the ordinance to allow "brown-bagging" at his event facility and others.

Mr. Gerald Mack, South King Boulevard, Charlotte, North Carolina, explained that he is a minority owner of the property located at 55 Mayo Royal Industrial Drive, Newnan and spoke in support of his first tenant, Mr. Lee Mesidor. He stated that the space is transitioning to a new business model and that any tenant (or themselves) would have the same concerns regarding the County's *Alcohol Ordinance*.

The following individuals addressed the Board requesting assistance with options to save the old Madras train station/post office building and expressed concerns that CSX Railroad will demolish the structure. They cited the structure's historical significance, age, and former uses that shaped the state and region as reasons why it should be saved. They obtained an opinion from Mr. Michael Miller with the Bureau of Historic Architecture, N.P.S., regarding the need for a structural assessment, future planned use and potential relocation, and options including requesting that CSX Railroad allow the building to remain onsite, relocating the building to Madras Park, rehabilitating the building, securing funds from potential resources including the Georgia State Historic Preservation Office, the Georgia Trust for Preservation, and the Newnan-Coweta History Center. Lastly, the Gentry family donated the depot/post office to the County for preservation of Madras' history:

- Ms. Susan Smith, Happy Valley Circle, Newnan
- Mr. Steve Minix, Posey Road, Newnan
- Ms. Ann Marie Baker, Payton Road, Newnan

Executive Session - In accordance with O.C.G.A. § 50-14-4

Motion to: **Enter Into Executive Session**

The Board voted to enter into Executive Session for the purposes of discussing personnel and litigation issues.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Members in attendance included Chairman Reidelbach, Commissioner Poole, Commissioner Blackburn, Commissioner Smith, and Commissioner McKenzie. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Administrator Wisenbaker, Public Works Administrator Handley, County Attorney Lee, Community and Human Resources Director Palmer, Community Development Director Amason, Assistant Community Development Director Sewell, and Deputy County Clerk Collins.

Community Development Director Amason and Assistant Community Development Director Sewell exited the meeting prior to discussion regarding any personnel actions.

Administrator Fouts, Assistant Administrator Mickle, Assistant Administrator Wisenbaker, and Public Works Director Handley exited the meeting prior to discussion regarding a specific personnel issue.

Regular Session

The Board discussed personnel and litigation issues during Executive Session and voted to return to Regular Session.

Affidavit

The Board voted to execute an Affidavit and Resolution for Executive Session.

Adjournment

The Board voted to adjourn the meeting.